



To: Richmond City Council **Date:** February 3, 2009
From: Mayor Malcolm D. Brodie, Chair **File:** 08-4200-02/2009-Vol
General Purposes Committee 01
Re: **PUBLIC CONSULTATION RESULTS: 4091 CHATHAM STREET HERITAGE
BUILDING RELOCATION OPTIONS**

The General Purposes Committee, at its meeting held on Monday, February 2, 2009, considered the attached report, and recommends as follows:

Committee Recommendation

That:

- (1) *as per the "Public Consultation Results: 4091 Chatham Street Heritage Building Relocation Options" report, dated January 29, 2009 from the General Manager, Planning and Development, the 4091 Chatham Street Heritage Building be relocated to 3811 Moncton Street behind the existing Steveston Museum.*
- (2) *staff provide comments on the use of the heritage building, including the costs.*

Mayor Malcolm D. Brodie, Chair
General Purposes Committee

Attach.

VARIANCE

Please note that Committee added Part (2).

Staff Report

Origin

On October 15, 2008, at Regular Council Meeting, it was moved seconded and carried

That the siting options for the 4091 Chatham Street Heritage Building be referred back to staff, and only after a public consultation process has taken place in Steveston, that staff report back with various options that would address (i) the heritage value of the building; (ii) the building's relationship to other site options; (iii) the costs of re-locating the building, including cash or in-kind contributions; and (iv) temporary and permanent site options.

The question on Resolution No. R08/17-10 was not called, as staff reiterated that the City would be able to conduct the public consultation within three months without causing any hardship to the applicant. Staff was then requested to invite the seven non-profit organizations in Steveston to be involved in the Public consultation process, and to also consider the Steveston Museum site as one of the options for re-location.

Background

Public Survey Information (Attachments 1 and 2).

To prepare for the public consultation, City staff prepared a Public Survey Information report which identified for the 4091 Chatham Street building (Building), its heritage value, the reasons for relocating it, the relocation costs, possible financing options and future use options. Three permanent relocation options were identified each with their location, pros and cons, background information and site plans. The questionnaire was included. The public could also propose other sites.

Open House and Survey

A Public Open House was held on Saturday, December 13 from 1:00 - 4:00 pm at the Steveston Community Centre. The Open House was well advertised in the Richmond Review and the Richmond News. The Public Survey Information report was available on the City's website. Additional Questionnaires and drop boxes were left at both the Steveston Museum and Steveston Community Centre approximately one week before the Open House to facilitate public comment.

As directed by Council, City staff consulted with the Steveston Non-Profit Group comprised of the seven non-profit organizations in Steveston on January 12, 2009. A general discussion was held based on already public information including 4091 Chatham Street relocation status and options. The Group requested copies of existing information and it has been provided. As of the writing of this report, no comments have been received from the Group. The Group requested to be advised when the matter will be discussed at Committee and staff will do so.

Analysis

The survey responses and additional feedback (e.g., letters, emails) are available in the Councillors' Lounge and to the public upon request, from City Records. Feedback was mostly from individuals. Two of the letters in support of the Museum site are from the Japanese Consul General and the Greater Vancouver Japanese Canadian Citizens Association (JCCA) with a membership of 1467.

Survey Results

130 persons signed in at the Public Open House.

SURVEY RESULTS	
SITE	TOTAL COMPLETED SURVEYS AND RESPONSES (e.g., letters)
Britannia Heritage Shipyard	185 (26%)
Steveston Museum Site	484 (70%)
Garry Point Park	13 (1.8%)
Other	15 (2.1%)
TOTAL	697 (100%)

It is noted that, as of the writing of this report, no City funds have been allocated to restore the Building. The options below are based on this information.

To assist Council, the following relocation options are presented:

Option 1 – Permanently Move the 4091 Chatham Street Building To 3811 Moncton Street (Recommended)

Description: The 4091 Chatham Street building could be permanently relocated to the 3811 Moncton Street site, as soon as the City and developers agree. This would enable the City to take advantage of the ANAF's financial contribution (\$50,000) and Townline's offer to build the new foundation (\$40,000). As currently there are no dollars to restore the building, it would be placed on the new permanent foundation and secured. This would be done with careful attention to making it aesthetically pleasing to the community. Funding would need to be sought to restore the building before it could be used for community benefit.

Based on feedback and analysis, City staff recommend that the 4091 Chatham Street heritage building be permanently relocated to 3811 Moncton Street behind the existing Steveston Museum. The reasons for this recommendation include: public support, retains the Building in the core of the Village where it has always been and maximizing public accessibility. As well, the remainder of the 3811 Moncton site retains most of the existing trees and most of the existing small park can continue to be used for community use.

Option 2 -- Temporarily Move the 4091 Chatham Street Building To An Interim Site

Description: If more time is needed to make a permanent relocation decision regarding the 4091 Chatham Street building, it could be temporarily relocated to and secured on the Britannia Heritage Shipyard site. The exact location would be determined by the City later but it would not be the location identified for the permanent siting. Alternatively, the Building might be temporarily sited on Steveston Harbour Authority (SHA) lands subject SHA Board approval.

Implications: This option would involve double the building moving costs. The ANAF's financial contribution (\$50,000) could be used. The building would need to be temporarily secured. Townline's offer to construct a new foundation (e.g., \$40,000) would not be used. Programming on the Britannia site would be negatively affected. Once a permanent site is found, the building would need to be moved again (e.g., another \$30,000) to it and restored.

The Use Of The Building When Fully Restored

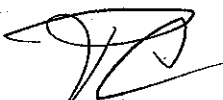
Once restored, the City may use the building for a variety of uses (e.g., possibly partly by the Steveson Museum and partly by the Nikkei Fisherman's group). The Nikkei Fisherman's group have requested to use part of the building and indicated that it will raise money to provide displays for their cultural and historic artifacts.

Financial Impact

The City already owns the 3811 Moncton Street site. Townline will provide the new foundation (\$40,000). The ANAF will provide \$50,000 and this can be used for the building, as the City determines. As dollars are needed to restore the building, the City will need to seek funding and when this will be achieved is not known. Until then, the building will be safely secured in a pleasing manner but will not be useable, nor will it generate any revenue.

Conclusion

The public has been informed, provided with options and consulted regarding the relocation of the 4091 Chatham Street heritage building. The feedback indicates most support for the 3811 Moncton Street site. Based on the feedback and analysis, staff recommend that the 4091 Chatham Street heritage building be relocated to 3811 Moncton Street behind the existing Steveston Museum.



Terry Crowe, Manager
Policy Planning



Terry Brunette, Planner 2
Policy Planning

TC:tc

List of Attachments:

- Attachment 1: Summary – Responsibilities & Estimated Costs
- Attachment 2: Public Survey Information & Questionnaire

SUMMARY RESPONSIBILITIES & ESTIMATED COSTS COMPLETE RESTORATION OF THE 4091 CHATHAM STREET BUILDING						
PHASE	WORK	Total	Responsibilities & Estimated Costs			
			TBD	ANAF	Townline	NFPC
PHASE 1 – Documentation						
	Documentation and Assessment	\$10,000	\$10,000			
	Relocation Drawings (Site, Foundation, Services)	\$10,000	\$10,000			
	Exterior Heritage Conservation Drawings	\$10,000	\$10,000			
	Interior Heritage Conservation Drawings	\$10,000	\$10,000			
	Sub	\$40,000	\$40,000			
PHASE 2 – Relocation						
	Permits	\$20,000	\$20,000			
	Site Preparation	\$40,000	\$35,000	\$05,000		
	Site Foundations	\$40,000			\$40,000	
	Moving Building	\$30,000		\$30,000		
	Utilities Connections	\$10,000		\$10,000		
	Security and Lock-Up for Building	\$5,000		\$05,000		
	Sub	\$145,000	\$55,000	\$50,000	\$40,000	
PHASE 3 - Restoration of exterior						
	Building Services (Electrical, Plumbing, Sprinkler)	\$30,000	\$30,000			
	Exterior Conservation (Roof, Walls, Windows)	\$160,000	\$160,000			
	Site landscaping	\$15,000	\$15,000			
	Sub	\$205,000	\$205,000			
PHASE 4 - Restoration of interior						
	Interior Restoration	\$175,000	\$175,000			
	Sub	\$175,000	\$175,000			
TOTAL COST		\$565,000	\$475,000	\$50,000	\$40,000	
PHASE 5 – Ongoing Items						
	- Building Maintenance	TBD	TBD			
	- Cleaning janitorial services	TBD		YES		
PHASE 6 - Interior Displays and Exhibits						
	Interior Displays, Exhibits, Archival Storage or other as determined in consultation between the City and the NFPC.					\$25,000 - \$100,000

Note: City staff will seek to reduce City and stakeholder costs wherever possible.

Co-ordinated by:
Policy Planning Division



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
604-276-4000
www.richmond.ca

Survey of Options For the Relocation of the Heritage Building at 4091 Chatham Street, City of Richmond Planning and Development Department

Contact 604-276-4279 Fax 604-276-4052

1. Council Direction

- On October 15, 2008, Council directed that Staff consult with the public regarding site options for the 4091 Chatham Street building.
- Council will consider the findings in making a decision.

2. Purpose of Survey

- To seek public input on a preferred relocation option, for the 4091 Chatham Street building.

3. Heritage Value of the 4091 Chatham Street Building

- The 4091 building's Core Heritage Values and Character Defining Elements include:
 - strong community history as the "Doctors & Hospital Offices" of Richmond's first hospital;
 - national significance as the last surviving building from a pioneer institution in Canadian socialized "medicare";

Note: Treatment was provided free of charge to all regardless of race or affiliation when necessary (e.g., various typhoid epidemics).

- administration and funding by the Steveston Japanese Fishermen's Benevolent Society from 1900 until 1942;
- domestic architectural form with representative "Character Defining Elements" (circa 1920's) such as:
 - a simple rectangular shape;
 - hipped roof with central chimney;
 - horizontal wood clapboard siding;
 - double hung windows;

- The draft *Steveston Village Conservation Strategy* identifies the building as worth saving because it characterizes the Village area as a precinct of Japanese culture and services, with significant associations in Steveston's history and development.

Note: The building was originally located in the Steveston Fisherman's Hospital Complex facing No. 1 Road at No 1 Road at Chatham Street.

4. Relocation Rationale for the 4091 Chatham Street Building

- Relocation is supported by Council as the present site will be redeveloped by the Army Navy & Air Force Veterans (Unit 284 Steveston) for senior citizens congregate care.

5. Cost of Relocation & Conservation

- TOTAL \$565,000

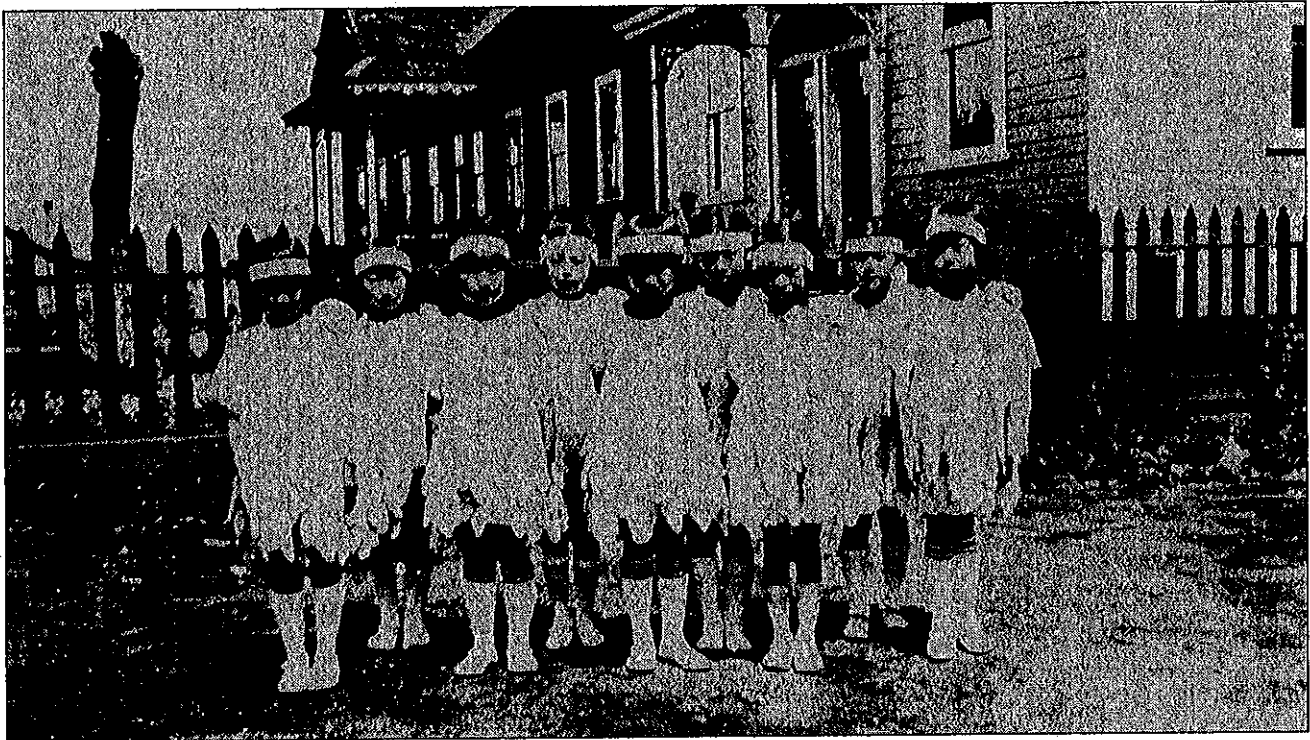
6. Financing

- Army, Navy & Air Force Veterans (ANAF) \$ 50,000*
- Townline 40,000
- TBD (Possibly City) 475,000
- TOTAL \$565,000

**Note: The ANAF have also offered to provide an annual contribution (in perpetuity) for the costs of cleaning and routine maintenance in the relocated heritage building.*

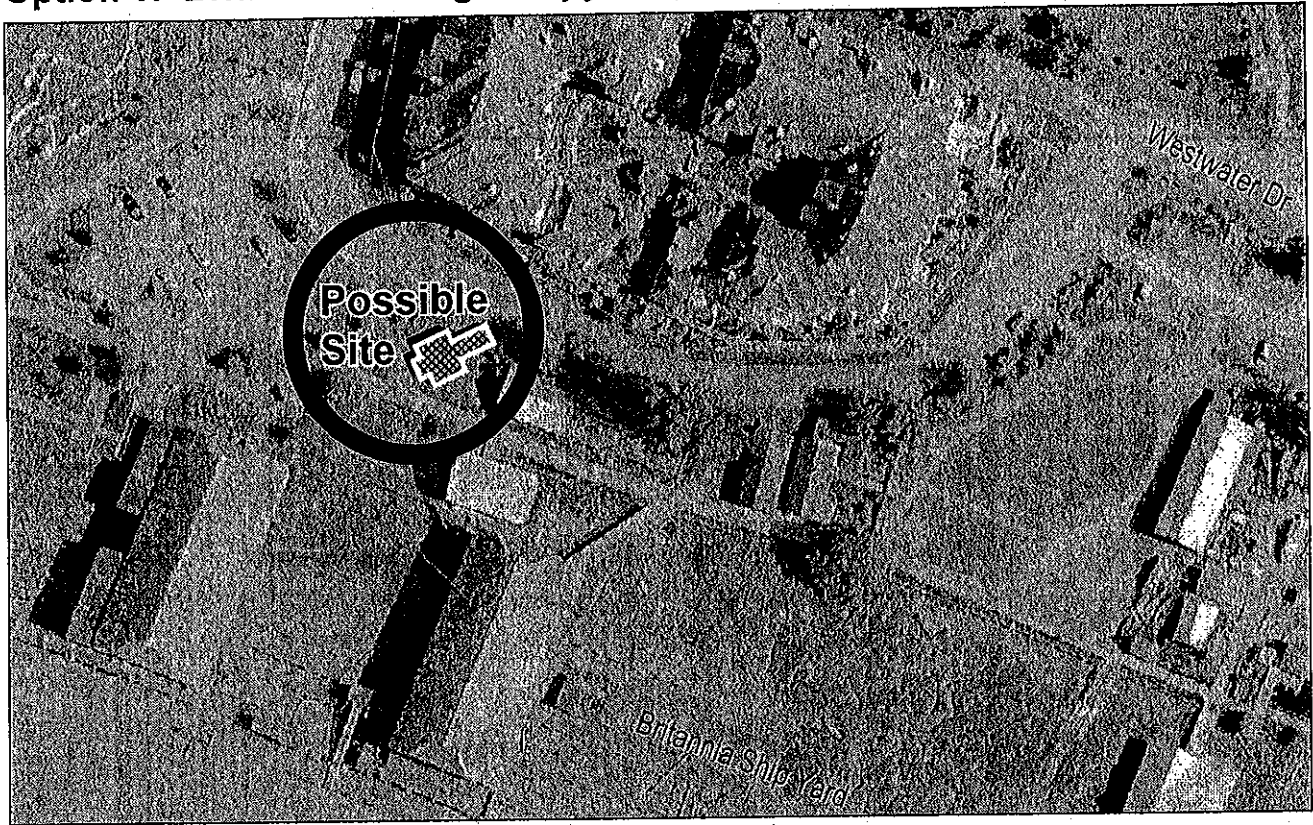
7. Use of Relocated Building

- To be determined.
- Possible use by:
 - Nikkei Fishermen's Project Committee/NFPC (e.g., for community educational/interpretive displays) who may contribute \$25,000-\$100,000 for displays and related exhibition materials;
 - other community use.



*Photograph of students in traditional May Day dress standing outside the Steveston Japanese School, May Day, 1930. The Steveston Fishermen's Hospital is the building to the far left, and the Doctor's and Hospital Offices (in the original location, now 4091 Chatham Street) is the building to the right.
City of Richmond Archives, Photograph #1977.24.38*

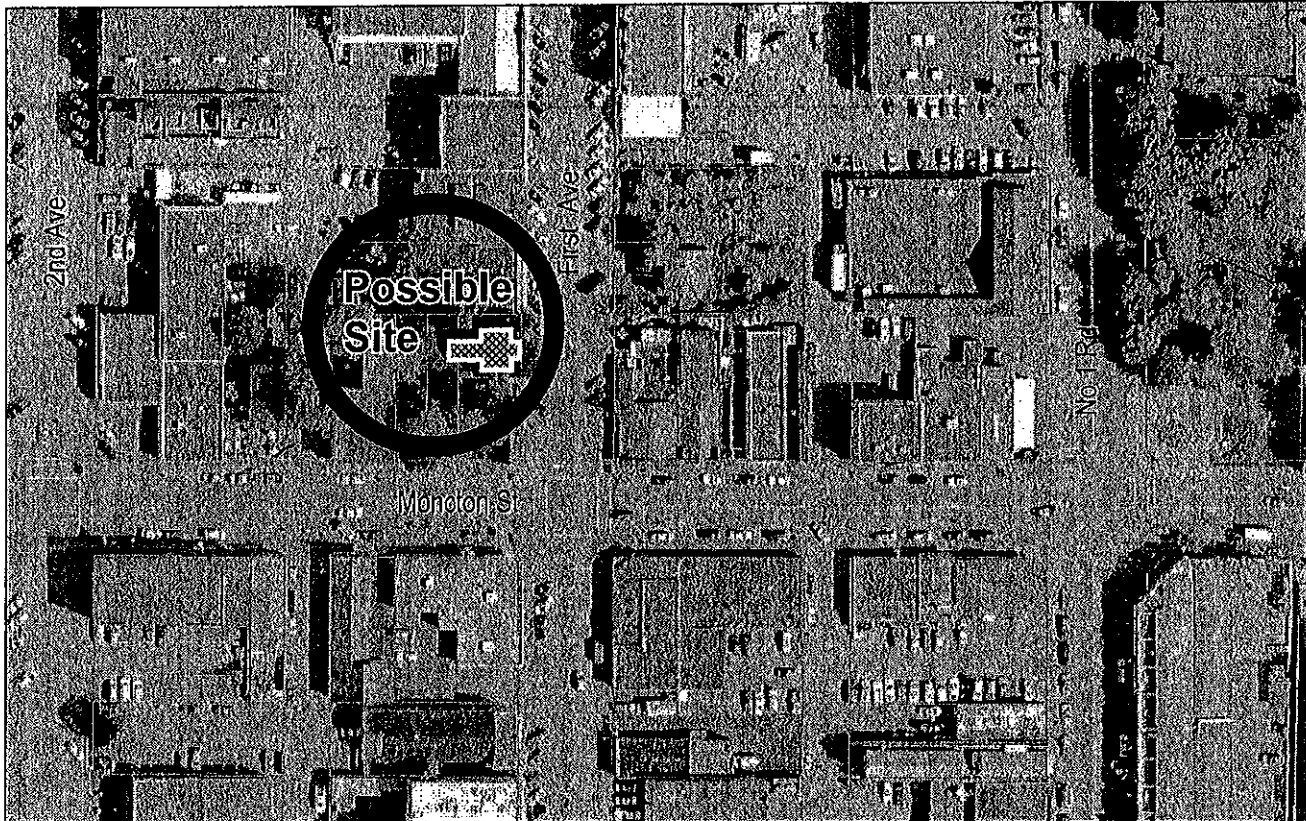
Option 1: Britannia Heritage Shipyard (BHS)



Considerations

Pro	Con
<p>Siting:</p> <ul style="list-style-type: none"> • complements the cultural context of BHS site • complements the period of the current BHS buildings <p>Uses:</p> <ul style="list-style-type: none"> • enhances the Nikkei interpretive potential of BHS • others to be determined 	<p>Siting:</p> <ul style="list-style-type: none"> • east of Steveston Village centre <p>Uses:</p> <ul style="list-style-type: none"> • extends the completion of the BHS site plan • site already has a caretaker's building

Option 2: Steveston Museum Site



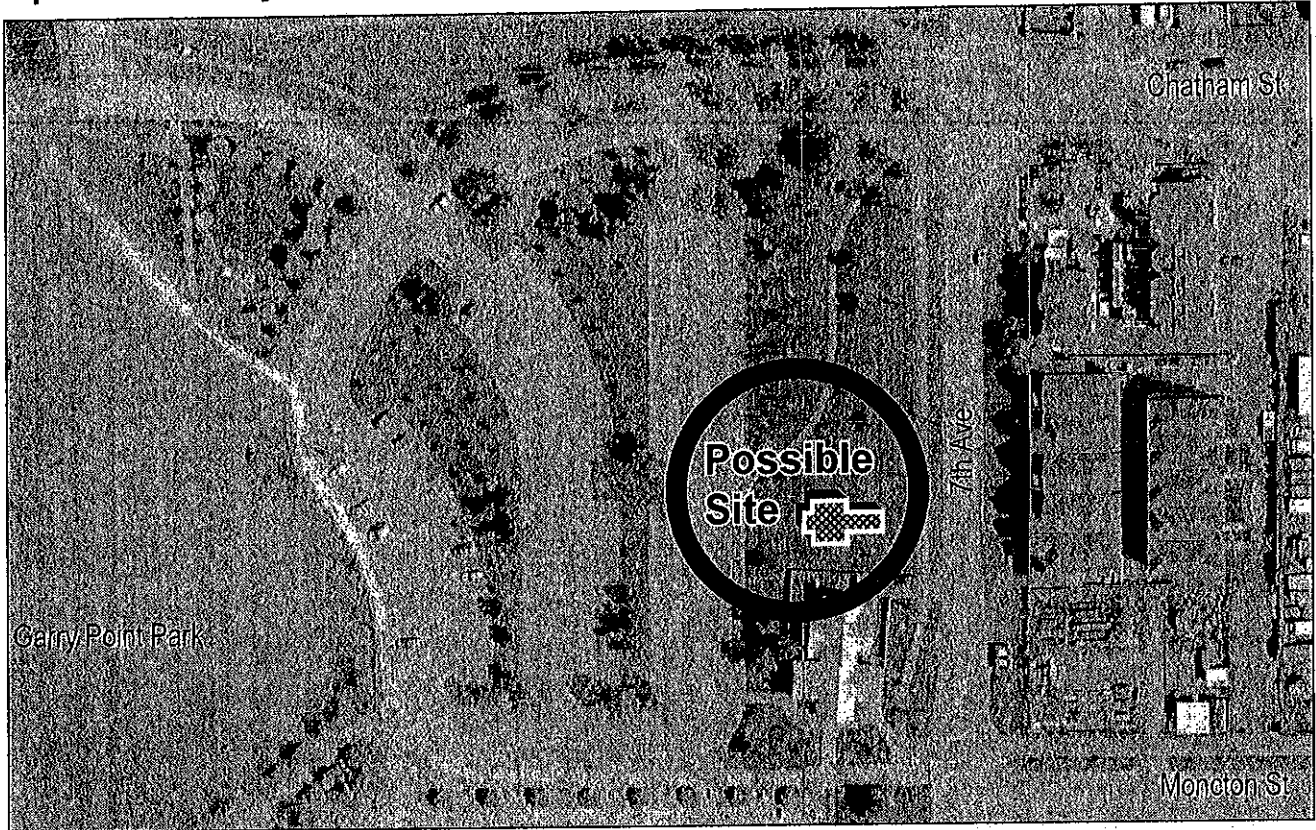
Considerations

Pro	Con
<p>Siting:</p> <ul style="list-style-type: none"> enhances the critical mass of heritage buildings in Steveston Village good visibility and public accessibility <p>Uses:</p> <ul style="list-style-type: none"> complementary use to existing museum facility possible partnerships with the Nikkei Fishermen's Project Committee (NFPC), Steveston Historical Society (SHS) and other community groups with a heritage focus 	<p>Siting:</p> <ul style="list-style-type: none"> some limited loss of green space

Note:

1. The 4091 building's back "extension" is part of the original building. This small wing is recorded in a 1936 water atlas map as part of the building.
2. If the building goes on the museum site, 2 major trees [of 12 - leaving 10 trees], and some shrubs must be removed accommodate the building. The trees along Moncton Street, and the west and north sides of the site will remain untouched.

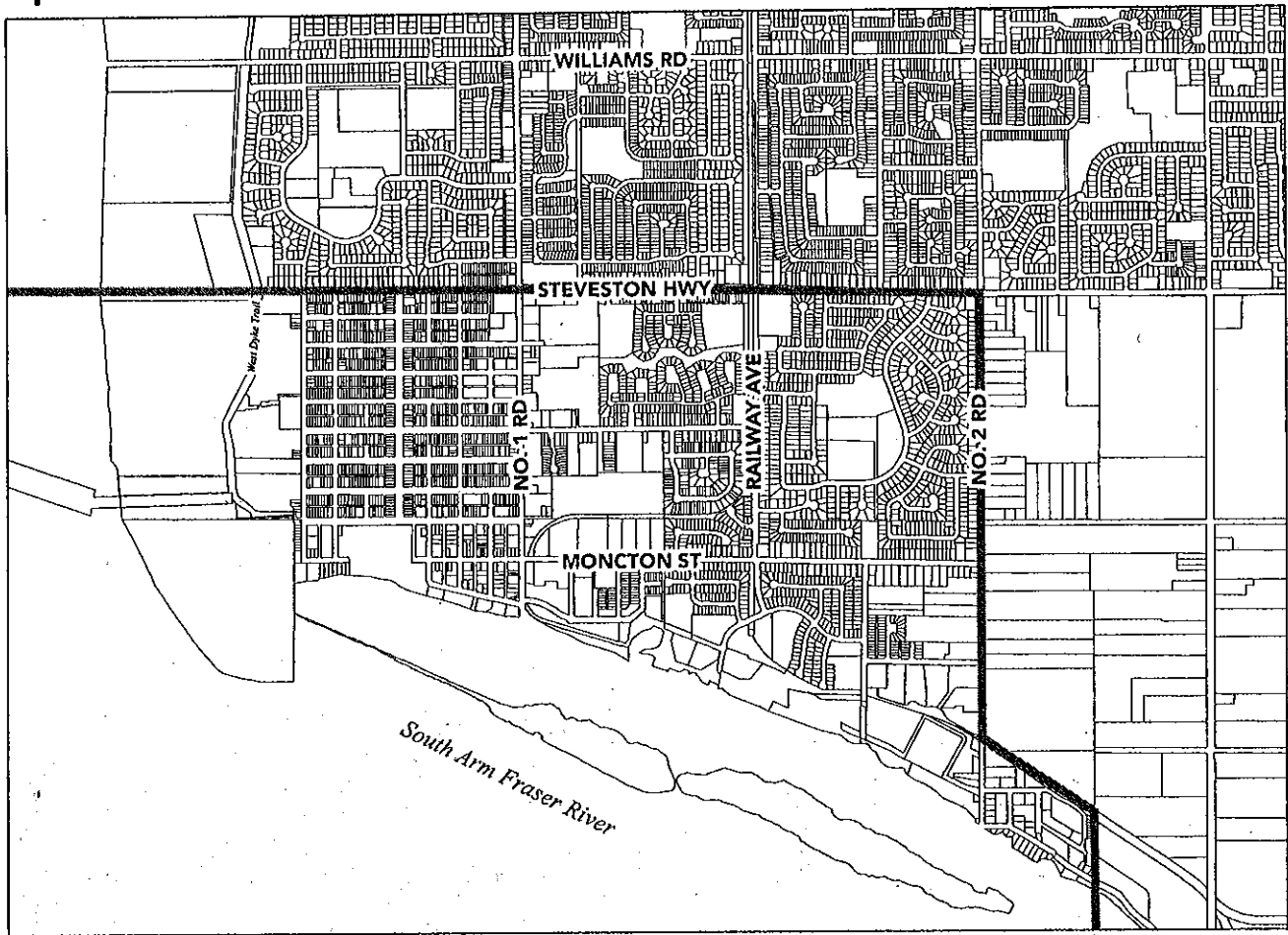
Option 3: Garry Point Park



Considerations

Pro	Con
<p>Siting:</p> <ul style="list-style-type: none"> • maintains connection with social/cultural history of the Japanese Canadian community in Steveston • maintains upland siting context • good public visibility and accessibility <p>Uses:</p> <ul style="list-style-type: none"> • possible use by the Nikkei Fishermen's Project Committee (NFPC) or others 	<p>Siting:</p> <ul style="list-style-type: none"> • west of Steveston Village <p>Uses:</p> <ul style="list-style-type: none"> • isolated from complementary museum functions

Option 4: Do You Recommend Another Site?



Please tell us where on the Survey Questionnaire.



Photograph of the Japanese Hospital in Steveston circa 1920, showing some of the gardens in front of building.
City of Richmond Archives, Photograph #1978.14.10

**Completed Survey Questionnaires must be received at
Richmond City Hall no later than:**

Tuesday, December 16, 2008 at 12:00 noon

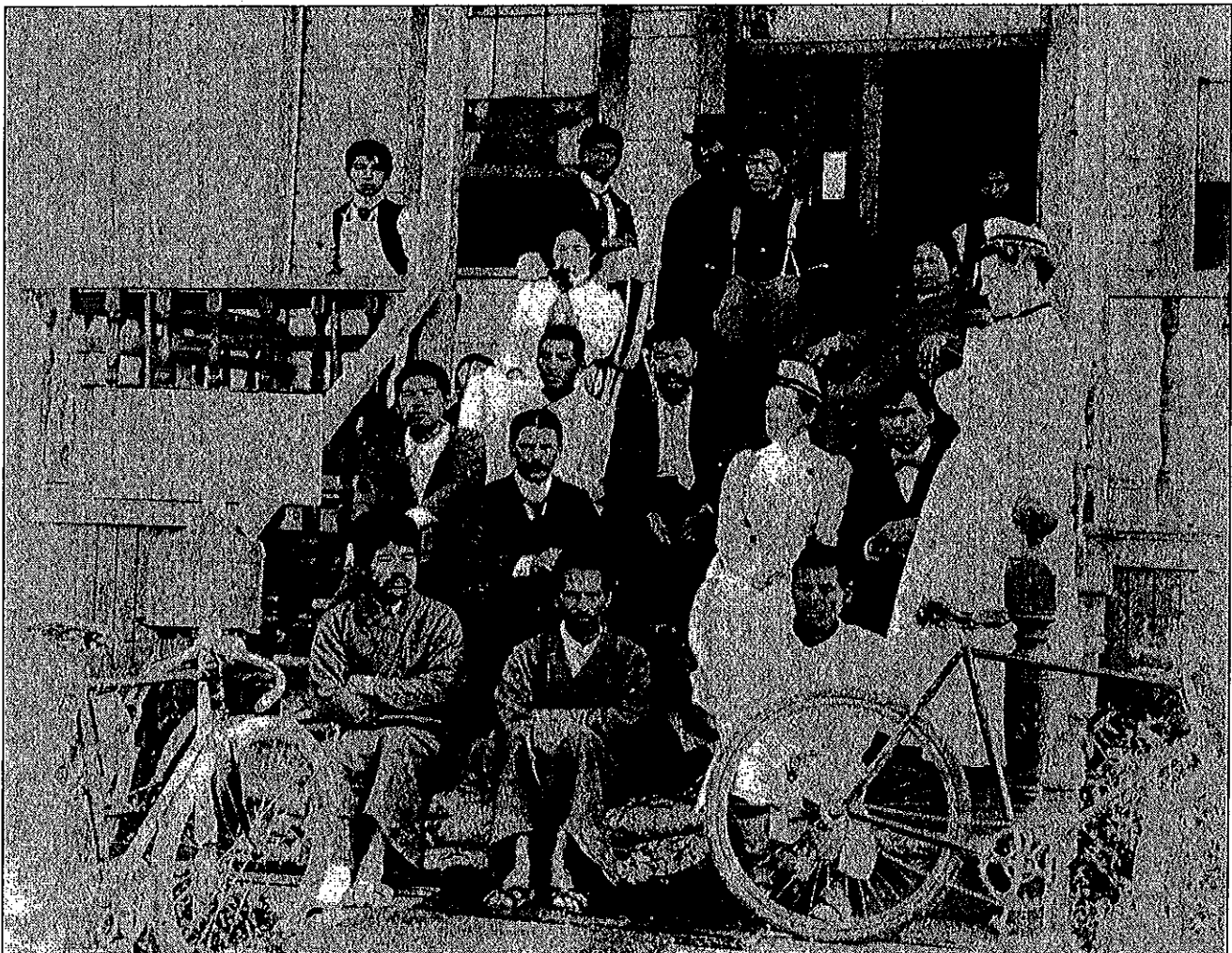
Please return the completed Survey Questionnaires to:

Terry Brunette, Planner
Policy Planning Division
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

For further information please contact:

Terry Brunette, Planner
Policy Planning Division
City of Richmond
604-276-4279
Email: tbrunette@richmond.ca

Thank you.



*Photograph of a group of nurses and patients on the front steps of the Japanese Hospital in Steveston circa 1900.
City of Richmond Archives, Photograph #1978.14.11*

Please complete this page and give to the City.

A copy of the public survey questionnaire and site options are available on the City of Richmond website at www.richmond.ca/city_services/planning/heritage or at the Information and Zoning Counter, Richmond City Hall.

Questionnaire – Survey of Options For the Relocation of the Heritage Building at 4091 Chatham Street

Please reply to the following questions.

I prefer the following site option (please check one):

- Britannia Heritage Shipyard
- Steveston Museum/Town Square
- Garry Point Park
- I recommend another site. The site is at (please specify where): _____

Comments:

Please complete the following information. This information will not be published or circulated.

Name: _____

Company (if applicable): _____

Address: _____

Email: _____

Phone: _____

A summary of this Survey Questionnaire will be compiled with other public responses and will be included in a report to the City of Richmond Council.

Please drop your comments off at the Open House on December 13, 2008 from 1:00 pm-4:00 pm at the Steveston Community Centre (Coho Room) or mail them to Richmond City Hall.

Deadline for Survey Questionnaires to Richmond City Hall:

Tuesday, December 16, 2008 at 12:00 noon

Thank you for your feedback.